170.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,299,700 / 1,299,700
					USE VALUE:	1,299,700 / 1,299,700
					ASSESSED:	1,299,700 / 1,299,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBIN DAVID & CAROLE/ TRUSTEE
Owner 2:	RUBIN REALTY TRUST
Owner 3:	
Street 1:	28 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUBIN DAVID--ETAL -
Owner 2:	RUBIN-CUTLER CAROLE -
Street 1:	28 PAUL REVERE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,122 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1902, having primarily Wood Shingle Exterior and 3807 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	10122.000	786,700	6,400	506,600	1,299,700
Total Card	0.232	786,700	6,400	506,600	1,299,700
Total Parcel	0.232	786,700	6,400	506,600	1,299,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.38 | /Parcel: 341.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113059
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	786,700	6400	10,122.	506,600	1,299,700	1,299,700	Year End Roll	12/18/2019
2019	105	FV	598,200	6400	10,122.	506,600	1,111,200	1,111,200	Year End Roll	1/3/2019
2018	105	FV	598,700	6400	10,122.	448,700	1,053,800	1,053,800	Year End Roll	12/20/2017
2017	105	FV	562,600	6400	10,122.	376,300	945,300	945,300	Year End Roll	1/3/2017
2016	105	FV	562,600	6400	10,122.	376,300	945,300	945,300	Year End	1/4/2016
2015	105	FV	472,300	6400	10,122.	325,600	804,300	804,300	Year End Roll	12/11/2014
2014	105	FV	472,300	6400	10,122.	314,800	793,500	793,500	Year End Roll	12/16/2013
2013	105	FV	490,400	6400	10,122.	299,600	796,400	796,400		12/13/2012

!13178!

PRINT

Date	Time
12/11/20	03:10:14

LAST REV

Date	Time
07/31/18	12:01:51
mmcmakin	
13178	

USER DEFINED

Prior Id # 1:	113059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBIN DAVID--ET	69460-210		6/20/2017	Convenience	1	No	No		
	20611-508		6/1/1990		313,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2016	1505	Porch	10,200	C				
2/3/2000	137	Alterati	100,000					REMODEL
10/21/1994	562	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Inspected	189	PATRIOT
1/14/2008	Measured	345	PATRIOT
6/6/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		10122		Sq. Ft.	Site		0	70.	0.71	8									506,564						506,600	

Total AC/HA: 0.23237 | Total SF/SM: 10122 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 506,564 | Spl Credit | Total: 506,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.92578959
Const Adj.:	0.99989998
Adj $ / SQ:	148.112
Other Features:	165335
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	881972
Depreciation:	95253
Depreciated Total:	786719

COMMENTS

EST 1ST FL WIP RENOV HOUSE FROM 3 UNITS TO 2 / RECHK 1/2001. OF=BMT SINK & XTRA SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

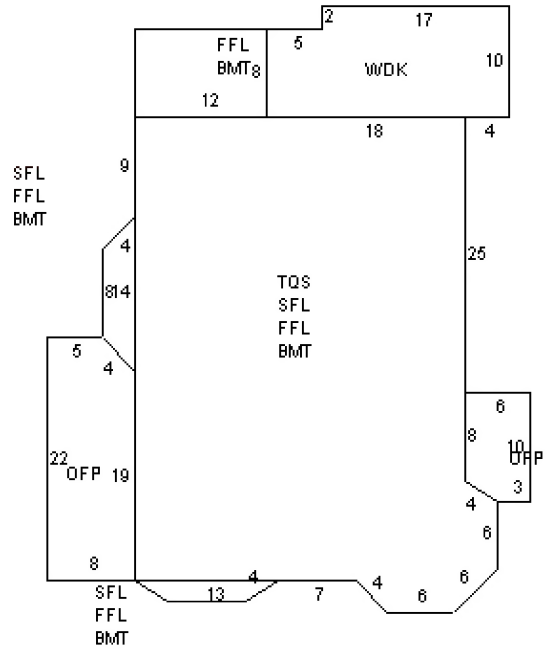
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
1	4	2	
Totals			
2	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.92
Special Features:	0	Val/Su Net:	137.87
Final Total:	786700	Val/Su SzAd	206.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,460	44.430	64,873
FFL	First Floor	1,460	148.110	216,243
SFL	Second Floor	1,364	148.110	202,024
TQS	3/4 Story	983	148.110	145,631
OFP	Open Porch	229	23.700	5,428
WDK	Deck	210	10.760	2,260

Net Sketched Area:	5,706	Total:	636,459
Size Ad	3807.25	Gross Are	6034	FinArea	3807
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	27X20	A	AV	1915	19.63	T	40	105			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc